



**JAMES
ANDERSON**



TO LET

Balvernie Grove, London, SW18

£3,200 Per Month

Per Month

Well presented four bedroom house located on a popular residential road in Southfields. The property comprises four bedrooms, reception room, modern kitchen and family bathroom. There is also a private garden.

Balvernie Grove is located within the popular Southfields Triangle, only 0.4 miles to Southfields tube station.



Four Bedrooms



One Bathroom



Once Reception Room



Kitchen Leading out to Garden



EPC D / Council Tax E / Holding Deposit £738.46



Southfields Tube



Furnished



Private Garden



Available Now



Minimum Term 12 Months / Deposit £3692.30



Balvernie Grove

Approximate Gross Internal Area = 920 sq ft / 85.5 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 1 sq ft / 0.1 sq m
 Total = 921 sq ft / 85.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

